



# MARINE INDUSTRIAL PROPOSAL

NOVEMBER 2013





Subject Parcels for Potential Site  
Total Size = 8 acres (not including Marina)  
Zone - Marine Industrial

 Marine Industrial





## Marine Industrial Proposal

### Zone: Marine Industrial (MI)

All the subject parcels, shown in the aerial, are zoned Marine Industrial. The intent of the marine industrial (MI) zone is to provide for areas of marine-related light industrial uses within a waterfront-oriented complex. Marine industrial areas should include adequate screening, architectural standards, and other site design considerations to assure compatibility with neighboring uses – especially residential and shoreline public access areas. Developments shall be consistent with shorelines and critical areas designations, functionally linked to marine-related activities, and accessible from the waterfront through an on-site circulation system.

### City Regulations

As stated above, this zone is Marine Industrial and thus regulated in Bremerton Municipal Code 20.88. The existing uses, which are described in more details on the following pages, are existing uses and may be maintained. Alterations to the site would be required compliance with BMC 20.88.

Depending on the scope of the proposal will determine permits required. Permits may include Site Plan Review, building permits, or Environmental Review (SEPA). Recommend Presubmittal Meeting with City of Bremerton to discuss proposal.

### Shoreline Regulations

The City is currently in the process of updating the Shoreline Master Program. It is anticipated that the code will be adopted in late 2013/early 2014, therefore all code requirements evaluated for this project reflect the new code, rather than the current code provisions. The 84 slip marina was permitted in the early 1980's, and may continue in its current capacity without applying for new shoreline permits. New shoreline permits would be required if the use and or structure were to be expanded.

The addition of a boat launch or other expansion of the marina would require a Shoreline Conditional Use Permit and the new portion of the development would be required to comply with the criteria established in Chapter 8, section 060 of the SMP. Expansion of a marina or boating facility is required to restore ecological functions within the near-shore environment, enhance public access, and must be necessary to support a water-dependent use. New covered moorage is prohibited. A Marina expansion permit would require the applicant to demonstrate that future dredging would not be required to accommodate navigability. Expansion of the use or structures would require the applicant to demonstrate how the parking demand for all site uses will be met. Specific permit submittal requirements can be reviewed in Chapter 8, section 060(j).

Dredging for the existing marina is a permitted use, and requires a Shoreline Substantial Development Permit. The requirements for this use can be found in the SMP in chapter 9, section 040. Prior to dredging ecological impacts must be evaluated and mitigated so in order to ensure the project achieves No Net Loss of ecological functions. Application materials are outlined in Chapter 9, section 040(h).

Other application requirements for work performed in water include, but are may not be limited to: State Environmental Policy Act application, Department of Natural Resources JARPA application, Army Corp of Engineers permit requirements and potential lease agreements with the Department of Natural Resources.



## Penn Plaza

Owner: Paul and Margaret McConkey

3711-000-001-0607

3711-000-001-0409

142401-2-025-2008

Total acreage: 5.72 acres

Many buildings on site which include:

- Light Warehouse buildings - 8 buildings with approximately 75,000 square feet total. Most buildings were built in the 1950s; however, two buildings were added in 2001 for mini storage.
- Office – 1656 square feet and built in 1950
- Single Family Residence – 1006 square feet and built in 1935.



Site also includes paved area for outdoor storage.



## Port Washington Marina

Owner: Port Washington Marina

8054-000-000-0008

Total acreage: 0.36 acres not including overwater structures

Marina includes 84 slip marina, two apartment units, office, restrooms, laundry facilities. Currently for sale.





### **1805 Thompson Drive.**

Owner: Seven JS Investments LP

3711-000-010-0002

Total acreage: 0.65 acres

Paved surface parking. Has been used for parking for marina with 8 storage units.



### **1701 Thompson Drive**

Owner: Pipeworks Mechanical & Service Inc

3711-000-009-0005

Total acreage: 0.33 acres

Vacant building (built in 1942) with a light industrial-type working area and an apartment. Includes large parking area. Has not been occupied for many years.



### **End of Pennsylvania Avenue**

Owner: William and Natacha Sesko

3741-000-022-0101

Total acreage: 0.6 acres

Vacant site which is contaminated (1930s Coal gasification plant) in the process of being abated by EPA.



### **1702 Pennsylvania Avenue**

Owner: PNEC Corporation

3741-000-002-0006

3741-000-001-0007

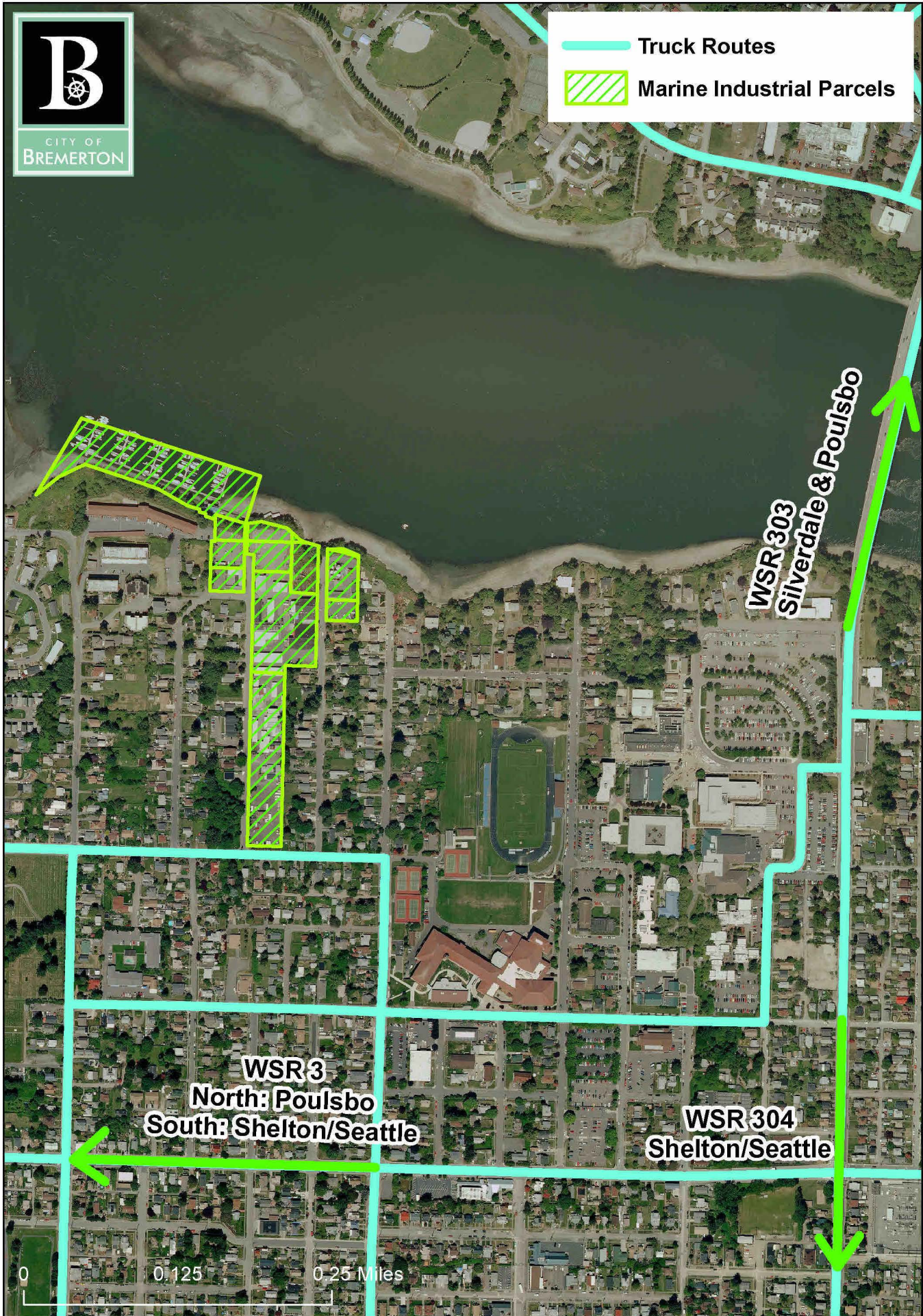
Total acreage: 1.04 acres

Currently in operation by Pettit Oil Company. Includes office, light warehouse and storage silos.





- Truck Routes
- Marine Industrial Parcels





# City of Bremerton Department of Community Development

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